



BOD Meeting 07/10/2021

Members Present: Clyde Camp, Karen Cantrell, Linda Hackett, Tom Hutchinson, John Nash, and Carole Winter, Scott Smith not present.

President, Tom Hutchinson, called the July 10th BOD meeting for the PVC BOD to order at 10:00AM, and welcomed all. Tom asked Janice Camp, Lot 39 to lead the invocation and followed with the Pledge of Allegiance. Tom then asked for roll call and Carole Winter confirmed all members were present with the exception of Scott Smith.

Tom asked all new owners to stand and be recognized

Lisa Kulsen & Richard Liffchild, Lot 81 were warmly welcomed.

Tom kicked off the meeting by showing the Welcome Booklet and asked everyone to familiarize themselves with its contents, including names & address plus lot numbers of all owners, as well as the Rules and Covenants. Tom also advised no Fireworks are allowed in the Park and there was a report of Fireworks this year. Owners of rental lots are to make their Renters aware of the Rules and there is a Renters Protocol in the Welcome Booklet.

Old Business: 4th of July Picnic was great and Tom recognized Linda Hackett and the Activities Committee for a job well done. Golf Cart Parade was another success this year preceded by the Island dedication led by Rick Gass, Tom then advised he and Carole Winter completed the second Ride Around. The Creek clean-up was completed with a lot of debris pulled out of the Creek. Tom cautioned, there are bear sightings in the Park, take your bird feeders in at night and beware.

New Business: Paradise Valley Road Cleanup will be scheduled and we need about 8 volunteers, there will be post on PVCOA when it is scheduled. Tom then asked for a show of hands from owners present how many would like to see a Dog Park added to our Park. Only 7 show of hands were counted from quite a few owners present, definitely a small minority, and Tom advised that item would be tabled. Lisa and David Meyer are trying to schedule a "music on the creek day" but unable to scheduled due to weather, once scheduled that will be announced. In addition, a drive-in movie is in the planning phase; however, a comment was made that a license is required and Tom will follow-up. Tom then thanked all our volunteers, as well as Kathe Hyman for all their hard work. Tom added wood-splitting will be scheduled and dates posted. Lastly, Tom recognized the BOD for their work and thanked the nominees for accepting the nominations and reminded everyone that a meet n greet the candidates for next year's BOD will take place after this meeting concludes.

Tom then asked for each BOD members report.

Secretary, Carole Winter: Carole reviewed the slate of candidates for the 2022 BOD as follows: Clyde Camp, Bob Fedderwitz, Lisa Myer, John Nash, Towana Pero and Scott Smith and reiterated the meet n greet will take place after this meeting. Carole then reviewed the election process and explained the ballots, a ballot per lot owned, will be mailed during the third week of July with a return no later than 9/3. Carole emphasized that the seasonal mailing address for PVC owners will be used for this mailing, so please let her know if there is a change to that address. She reminded everyone that the back of the return envelope has an area for "Owner's signature" and to not sign the ballot(s) but sign the back of the envelope. The Counting team will convene 9/4 at the Pavilion for a short meeting and then adjourn to count the ballots. The ballot box will be housed at Secretary, Carole Winter's Lot 149 as indicated in the By-laws and no hand delivered ballots will be allowed per By-law stipulations before the AM of September 4th. At approximately 2:00 PM the meeting will re-convene, the results will be announced, the new BOD will elect their President for 2022 and the members will accept their positions.

The 2nd Ride Around was completed this past Wednesday and out of the 57 original citations 19 require follow-up and of the 19, 11 are for missing or incomplete 911 signs. Second letters with fines will be in the mail after the BOD discusses and agrees on the fine amounts. Lastly, Carole advised she has directories and they are available after the meeting.

Clyde Camp made a motion to accept the Secretary report and Karen Cantrell seconded, all BOD approved report.

Treasurer, Karen Cantrell: Karen stated doing good on financials and then reviewed the July financial details. She advised 5 HOA fees are outstanding and she has been in touch with two of the 5. She advised that the Initiation and Administration fees for new closings have been implemented effective July first. Tom reminded everyone that these fees were voted on at this year's Annual Meeting.

Clyde Camp made a motion to accept the Financial report and John Nash seconded, all BOD approved report.

Activities, Linda Hackett: Linda recognized the volunteers from the July 4th BBQ and asked all who assisted to stand and be recognized. The BBQ made a \$150-200 profit with over 185 in attendance. Linda advised she has selected a co-activity chair and asked Sandy Davis to stand and be recognized and thanked her for accepting the position. Linda explained Sandy will fill in and assist her with different duties. Linda advised the activities calendar was included in the July Pipeline and then Linda reviewed the major upcoming activities: Thursday arts n crafts casserole cases, Luau themed Karaoke 17th, ice cream social and bingo on 30th, Wine tasting August 7th 4-6PM, Ladies outing Murphy, NC 8/13, Couple's gambling trip to Cherokee is being explored for later in year, Bunco 8/21, Karaoke cancelled in August and square dancing is being substituted for 8/28.

Clyde Camp made a motion to accept the Activities report and John Nash seconded, all BOD approved report.

Architecture, provided by Tom Hutchinson: Tom advised 1 permit has been issued so far during June and the work on Lot 188 is completed and Lot 141 is almost done. Tom stated that Scott has received several inquiries for July and is expecting that permit requests will pick up.

Clyde Camp made a motion to accept the Architecture report and John Nash seconded, all BOD approved report.

Grounds, John Nash: John recognized Bob and Patty Hingst, work campers and advised the 60 out of 67 projects that have been completed so far would not have happened without them. John also asked that the volunteers that assisted with the Island completion stand and be recognized. John advised the only outstanding request is to trim limbs on the road leading to the roll-off. John stated, one of the next work

projects will address the landscape timbers around the Side 2 Blueberry patch. He then advised a load of rip rap has been brought in to be used throughout the Park as needed. John recognized our gate is a problem and has been in touch with our Gate company. He advised they were due to meet with him and have been a no-show so he will contact to reschedule.

Clyde Camp made a motion to accept the Grounds report and Carole Winter seconded, all BOD approved report.

Water/Septic, Clyde Camp: Clyde verified currently there are 2 small problems on 2 lift stations in the Park. The first is on an individual owner's lot and they are the only owners being served by that lift station. The owners are aware someone will be working on their property next week. Clyde then recognized Curtis Rooker and advised he will fill in for Water n Septic next week during Clyde's absence with Bobby Privette as back-up. N Georgia will be in the Park next week to address the issues. Clyde thanked everyone for taking such good care of the water and septic system.

Carole Winter made a motion to accept the Grounds report and Karen Cantrell seconded, all BOD approved report.

Tom Hutchinson advised he will be gone in August and Clyde Camp will fill in.

Tom then opened up discussion from the floor.

Jeff Hamm, Lot 136, volunteered to fix the Fluorescent lights not working in the Pavilion if PVC purchases the tubes, he then suggested a small amount of the HOA fees be placed in a fund to allow catering for events so all owners can enjoy the fun and festivities and possibly bring in Food trucks. Jeff also recommended hiring an external HOA management company to manage the Architectural committee to relieve the BOD members from that decision process.

Linda Kendall, Lot 231 questioned road work plans for Side 2. Tom Hutchinson explained due to expense a vote is needed to approve that work. Discussion took place regarding the timing and approval for the process as well as information needed to place on a ballot.

Jerry Lightener, Lot 211 requested someone look at the catch basin close to his lot stating it is a potential hazard. John Nash advised he will follow-up.

Lauren Rooker, Lot 274, requested clarification on BOD position timeframes, 1 or 2 years. Tom Hutchinson stated our By-Laws define timeframes and they are 2 years. Discussion took place regarding offering 1-year positions and recommendations were made to address Covenant and By-Law changes with the committee being formed in September 2021 to commence next year.

Rory Riff, Lot 86 asked about the follow-up for the BOD elected positions of 1-2 years. Carole Winter clarified normal terms are 2 years but unexpected vacancies are filled by BOD appointees that serve until the end of that BOD's next fiscal year, therefore creating a 1-year BOD vacancy. The election process as specified in the By-laws then states the BOD appoints the candidate with the lowest number of votes for the one-year position. Carole further explained this assists by staggering the positions, usually 3/4 or 4/3, and provides a better continuity for the new BOD.

Rod Gibson, Lot 18, questioned the BOD authority to fine owners for lot violations. Tom Hutchinson clarified this has been reviewed with our PVC attorney and validated that the BOD has that authority, Article 4 Section 6. Clyde Camp also stated it is in the State Manual and advised he would review this with Rod after the meeting.

Jim Zilaro, Lot 115 clarified several Side 2 road areas were resurfaced and stated that resealing Side 2 was to be re-addressed during 2022, secondly Jim provided three gate contacts for more information; Elkmont, Truett McConnell, and Stone Gate storage, he advised they all have gates and might provide resources or vendor information, thirdly he asked when are sludge tests being done? Clyde Camp advised sludge tests are scheduled for same time as last year during September.

Joanne Venditto, Lot 210 asked for clarification about requirements for hairnets and gloves while serving food. Clyde addressed the need due to Health Department requirements for these items.

No further discussion and motion to adjourn was made by Carole Winter and seconded by Karen Cantrell, all approved and the meeting was adjourned by President Tom Hutchinson at 11:13 AM.